

STAFF COMMENTS: 06/22/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

SPECIAL MEETING / ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. :: Action Item : Recommendation:: This is an automatic annual review for a temporary sales office within the Whispering Pines Subdivision on Kolob, and runs with the development, until the lots are sold, as it is a project sales office (County Code 10-14-11:A). The applicant has submitted a site plan for review. (See site plan and minutes included herein)

ITEM 3. ::Action Item : Recommendation:: This is an automatic annual review of a motocross and ATV track, which is for personal and public use, with several scheduled events each year. Previously, the commission determined this zone was similar and compatible with surrounding land use and will need to made findings that the use is consistent or similar with the characteristics and purposes stated for the zone. The proposed use requested is similar to the gravel pits, trail uses and private recreation grounds and facilities allowed conditionally within the OST-20 zone (10-6B-3). The commission addressed concerns about noise and dust pollution, parking, ingress and egress for safe travel, hours of operation, water, and sanitary facilities, and emergency services available (see site plan, vicinity map and minutes included herein).

ITEM 4. ::Action Item: Recommendation:: This is an added portion of the Tour de St. George series, which has been running since 2005. This is a 100-mile recreational bicycle ride, with approximately 300 - 400 riders. It is a one-day Tour De St. George Fall event starting in St. George. They are taking care of all the community approvals, whereas the majority of the race is in the incorporated areas. On riding tours, helmets are required and riding two abreast is allowed if space permits. The route will impact some County roads and they will be doing a loop from St. George up Hwy. 18 to the Snow Canyon turn off north of Winchester Hills then along Old Hwy. 91 from Ivins to Dixie Drive back to St. George. There will be two sanitary facilities at each rest station. The County Sheriffs Department has been notified of this event and the County has been listed as a beneficiary on the liability insurance policy. There have been no complaints on their previous event in March. (See routing map and documentation included herein)

WORK MEETING / ITEM 5. ::Review : No Action:: For the past year John Willie has been working on the General Plan, reviewing the 1st two sections at the previous meeting. He is ready to review the next three sections in draft form, Section III. The Bureau of Land Management, Section IV. The National Forest, and Section V. Zion National Park portions of the Washington County General Plan of 2010. The commission should be ready to make comments on from their outline of these three sections. (There are no attachments included herein)

ITEM 6. ::Review : No Action : Recommendation for Ad :: These two definitions have been revised from the Planning Commission's review on staff recommendation for text change on Accessory Buildings and Accessory Dwelling Units. There needs to be language on habitable

space and occupiable space as defined in the building codes and delete some of the structures defined. Presently, the ordinance does not allow for an accessory building unless there is a primary residential building on the lot before a permit is issued, so that sentence was revised to be permitted concurrently. In the past, staff has issued permits together, so they can be built simultaneously, allowing for their equipment and materials to be stored in a workshop/garage/barn type facility. Staff agrees that these changes could be reviewed by going directly to the advertising process for a hearing on the 13th of July. (See copy of suggested ordinance amendment included herein)

ITEM 7. ::Review : No Action : Recommendation for Ad :: This particular ordinance amendment is a “housekeeping” item that was request by the planning commission at our previous meeting. In an effort to make the ordinance consistent with commercial uses and special provisions under the same chapter. This change allows for caretakers dwelling within the C-2 zone and eliminates the wording “Residential Dwellings: No residential dwelling of any kind, except for...” and permits RV Parks in all commercial zones as stated in 10-10-4.G or as the commission may determine. The staff agreed that this change could be reviewed by going directly to the advertising process for a hearing on the 13th of July. (See copy of ordinance included herein)

ITEM 8. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting three (2) Conditional Use Permit Extension and two (2) Conditional Use Permits. (Minutes attached)

ITEM 9. Action taken on Planning Items by the Washington County Commission on May 18, 2010, beginning at 4:00 p.m.: (a) Conditional use extension construct and operate an asphalt plant, and reopen for temporary use during construction on I-15, within the I-1 zone, Section 1, T40-S, R13W, SLB&M, zone near Pintura... Sunroc/Russell Leslie or Gene Beck, applicant; (b) Conditional use extension of a gravel crushing operation, within the OST-20 zone in the Pintura area of Washington County... Dana Truman or Gene Beck/Sunroc, applicant; (c) Ordinance amendment for changes to Title 10, Chapter 18: Conditional Uses, Section 5: Development Plan: C. Meeting To be Scheduled; Notice... County initiated; (d) Ordinance amendment for changes to Title 10, Chapter 8B: Residential Estates Zone, Section 10-8B-3.B.c: Conditional Uses: ten (10) day notice prior to hearing...County initiated; and (e) Ordinance amendment for changes to Title 10, Chapter 9: PD Planned Development Zone, Section 10-9-6.C. Conditional Uses: 2: Cemeteries (Utah Code Title 08) and renumbering 2 thru 13... County initiated.

ITEM 10. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**